

PROPERTY OWNERS ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**NEC HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Bexar §

1. Name of Subdivision: Northeast Crossing
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: NEC Homeowners Association, Inc.
4. Recording Data for Association: Northeast Crossing Subdivision, Unit 1 plat maps are recorded in Volume 9552, Page 187.

Plat Maps for Unit 2 of Northeast Crossing Subdivision is recorded in Volume 9554, Page 152.

Plat Maps for Unit 3 of Northeast Crossing Subdivision is recorded in Volume 9956, Pages 191-192.

Plat Maps for Unit 4 of Northeast Crossing Subdivision is recorded in Volume 9560, Page 90-91.

Plat Maps for Unit 5 of Northeast Crossing Subdivision is recorded in Volume 9571, Pages 214-217.

Plat Maps for Unit 6 of Northeast Crossing Subdivision is recorded in Volume 9573, Page 54.

Plat Maps for Unit 7 of Northeast Crossing Subdivision is recorded in Volume 9573, Page 55.

Plat Maps for Unit 8A of Northeast Crossing Subdivision is recorded in Volume 9684, Page 197.

Plat Maps for Unit 8A, Phase 2 of Northeast Crossing Subdivision is recorded in Volume 9698, Pages 195-200.

Plat Maps for Unit 8B of Northeast Crossing Subdivision is recorded in Volume 9684 Page 165.

Plat Maps for Unit 11A and Unit 13 of Northeast Crossing Subdivision is recorded in Volume 9717, Page 2.

Plat Maps for Unit 14 of Northeast Crossing Subdivision is recorded in Volume 9631, Page 156-161.

Plat Maps for Unit 15 Northeast Crossing Subdivision is recorded in Volume 9692, Pages 163-167.

Plat Maps for Unit 16A Northeast Crossing Subdivision is recorded in Volume 9704, Pages 205-210.

Plat Maps for Unit 17A Northeast Crossing Subdivision is recorded in Volume 9663, Pages 203-209.

5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision, Unit 1 is filed under Document No. 20020256144.

Modification of Declaration and Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast crossing Subdivision Unit 2 is filed under Document No. 20020378588.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision, Unit 1 is filed under Document No. 20020256152.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision Unit 3 is filed under Document No. 20030231229.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision Unit 4 is filed under Document No. 20040072706.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision Unit 5 is filed under Document No. 20060220293.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision, Unit 6 is filed under Document No. 20060298358

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision, Unit 7 is filed under Document No. 20060298357.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing T.I.F. Unit 8A is filed under Document No. 20150101107.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing T.I.F. Unit 8A, Phase 2 is filed under Document No. 20150101107.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing T.I.F. Unit 8B is filed under Document No. 20150101108.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing T.I.F. Unit 11A and Unit 13 is filed under Document No. 20170127594.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Subdivision Unit 14 is filed under Document No. 20110154133.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing T.I.F. Unit 15 is filed under Document No. 20150227417.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Unit 16A (TIF) is filed under Document No. 20160165528.

Supplemental Declaration of Covenants, Conditions and Restrictions for Northeast Crossing Unit 17A is filed under Document No. 20140019588.

NEC Homeowners Association, Inc. Bylaws are filed within the Community Manual under Document No. 20170087386.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

The following Resolutions, Policies, and Guidelines are filed within the Community Manual under Document No. 20170087386.

- Solar Device and Energy Efficient Policy
- Rainwater Harvesting System Policy
- Flag Display and Flagpole Installation Policy
- Assessment and Other Fee Collection Policy
- Recordation & Website Posting Policy
- Display of Religious Display Policy
- Conduct of Association Board Meeting Policy
- Annual Meeting, Elections & Voting Policy
- Records Inspection, Copying & Retention Policy
- Xeriscape Guidelines

NEC Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20200168609.

The below NEC Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 20210053448.:

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines

- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

NEC Homeowners Association, Inc. Violation Enforcement Resolution is filed under Document No. 20210106989.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

NEC Homeowners Association, Inc.

By:

Sally Smith  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

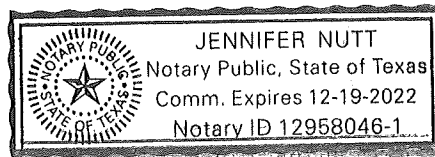
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of NEC Homeowners Association, Inc., on behalf of said association.

Jennifer Nutt  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20210296135  
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/22/2021 2:37 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk